	School Name:	J.H. Picard School				School Code:	8408
	Location:	Edmonton				Facility Code:	2061
	Region:	Central				Superindendent:	Dr. Dale Ripley
	Jurisdiction:	Edmonton Catholic Regional Division No. 40				Contact Person:	Mr. Garnet Mc Kee
						Telephone:	(780) 453-4500
	Grades:	K-12				School Capacity:	1005

Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1954	2	5357.2	masonry construction, concrete structural frame, flat roof and brick cladding.	steam heating, air handling units.	school originally called St. Mary's.
Additions/ Expansions	1958	2	1156.50	masonry construction, concrete structural frame, flat roof and brick cladding.	steam heating, air handling units.	
	1965	3	2678.30	masonry construction, concrete and steel structural frame, flat roof, brick cladding.	hot water heating, air handling units.	

						Evaluator's Name:	Burgess Bredo
						& Company:	Burgess Bredo Architect Ltd.

Upgrading/ Modernization (identify whether minor or major)	1980 1983 1989 1991 1993 1994 1995 1997 1999 2000	 1 1 1 1 1 1	1944 715 566	Minor: roof replacement of 1958 phase and portions of 1956 phase. Minor: roof replacement of portion of 1956 phase. Minor: roof replacement of portion of 1956 phase. Minor: subdivide large gym to create smaller teaching gym. Minor: provide glazed wall between library and computer area. Re-locate dust collector. Minor: renovate and expand Principal's office. Roof replacement of 1965 phase and 1956 phase. Minor: subdivide west area of IA shop into a CTS lab. Minor: insulate crawlspace, asbestos abatement, replace sinks and urinals on both floors. Replace heating system in 1956 and 1958 phases. Minor: provide wheelchair ramp at 2 locations on main floor.	
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				No portables.		
List of Reports/ Supplementary Information	Fire Alarm System Annual Test - August 1999 (Top Fire Safety). Asbestos Inspection Program - September 3, 1980. Asbestos Report Related to Renovation - Spring 1999 (Environmental Health Professionals).					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Re-configure and re-surface parking lot. Re-seed bare spots. Miscellaneous repairs.	$90,600.00
2	**Building Exterior**	Partial roof replacement. Clean face brick. Replace windows in 1954 and 1958 phases. Miscellaneous repairs.	$287,500.00
3	**Building Interior**	Upgrade finishes. Miscellaneous repairs. BFA upgrade and elevator.	$1,037,200.00
4	**Mechanical Systems**	Portions of the mechanical heating and ventilation system have been upgraded, however, there are many sections of the mechanical system that are old, well beyond expected life, and should be upgraded.	$1,587,000.00
5	**Electrical Systems**	Electrical installation in the building is very old and should be replaced in order to maintain continued service.	$881,500.00
6	**Portable Buildings**	No portables.	N/A
7	**Space Adequacy:**		
	7.1 Classrooms	Deficient - 323.2	
	7.2 Science Rooms/Labs	Excessive +155.5	
	7.3 Ancillary Areas	Excessive +92.0	
	7.4 Gymnasium	Deficient -64.6	
	7.5 Library/Resource Areas	Deficient - 111.0	
	7.6 Administration/Staff Areas	Deficient - 438.0	
	7.7 CTS Areas	Deficient - 381.6	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive +1242.5	
	Overall School Conditions & Estim. Costs	Deficient +171.0	$3,883,800.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	Adequate sized site shared with St. Margaret school. Area is being reduced due to widening of 99 Street along west side.	
1.1.2	Outdoor athletic areas.	3	Hard surfaces adjacent school, rough grass on remainder. Bare spots around school require topsoil and re-seeding.	$3,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Basketball backboards on hard surface. Softball diamonds and soccer fields on rough grass. Adventure playground on sand base. Playground to be replaced with new in August, 2000.	
1.1.4	Site landscaping.	4	Mature trees and lawn area at front of school.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fence around perimeter, bike stands and flag poles. Metal railings at front of school.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Site drains towards building on west side; re-grade and re-seed. Courtyard has ponding; introduce catch basin and improve drainage.	$9,500.00
1.1.7	Evidence of sub-soil problems.	4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns.	
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Single vehicular access from 72 Avenue. Pedestrian access from City sidewalk along 99 Street but predominately from bus drop on 71 Avenue and parking lot on north side of school.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	2	Driveway from 72 Avenue to parking lot, asphalt with concrete curbs. Asphalt cracking and breaking up; re-surface. Concrete curbing breaking up in numerous areas; replace.	Costed in 1.3.2
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off located off site on 70 Avenue to the south of school. Remote from school entrance.	
1.2.4	Fire vehicle access.	4	Good access to all sides of school for fire vehicles via playing fields.	
1.2.5	Signage.	4	Building signed. Parking signed.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	2	47 energized stalls for staff, 5 for visitors. More parking required. No BFA stalls provided.	Costed in 1.3.2
1.3.2	Layout and safety of parking lots.	2	Parking lot is always crowded and busy, with cars often parking along the driveway; especially when children are being dropped off or picked up. Re-configure lot to provide better separation between traffic and children. (Costs include plug-ins).	$65,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Asphalt paving cracked and breaking up with evidence of ponding. Concrete curbing breaking up; replace.	Costed in 1.3.2
1.3.4	Layout and safety of sidewalks.	3	Additional sidewalks required to reduce wear on grassed areas. Walk across to bus-drop to be finished with brick pavers by August 2000. Provide sidewalk/pavers at SW corner of school. (See safety concerns in 1.3.2).	Costed in 1.3.5
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Sidewalks and steps to school require repair/replacement due to differential settlement and damage.	$8,000.00
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cuts or ramps provided at entrances adjacent parking; provide.	$4,500.00
Other		2	Provide handrails and guards on steps to school entrances.	$600.00
	Overall Site Conditions & Estimated Costs			$90,600.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1954	Structural concrete assembly over crawlspace and suspended floors. Concrete slab on grade at gym. No problems evident.	
			1958	Structural concrete assembly over crawl space and suspended floors. No problems evident.	
			1965	Structural concrete and steel framed concrete slabs, crawlspace, concrete slab on grade at gym. No problems evident.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1954	Masonry and clay tile walls, concrete columns; no problems evident.	
			1958	Masonry and hollow clay tile walls, concrete columns; no problems evident.	
			1965	Concrete block and steel columns; no problems evident.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1954	Structural concrete assembly and open web steel joists; no problems evident.	
			1958	Structural concrete and open web steel joist component; no problems evident.	
			1965	Metal deck and open web steel joists; no problems noted.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying***				
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	3	1956,58 1965	Roofing has undergone considerable repair and replacement resulting in a combination of conventional BUR and 2 ply SBS systems. Portions of 1956 and 1958 phases nearing end of effective design life and should be replaced (2260 sq.m.). Conventional BUR replaced with 2 ply SBS membrane in 1994; no problems reported. No roof inspection report available.	$145,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Roof accessed from mechanical penthouses; reasonable access.	
2.2.3	Control of ice and snow falling from roof.	4	All	No problems evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	All	Aluminum framed skylights in Cafeteria kitchen; no problems evident.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**				
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	All	Face brick, metal cladding and terrazzo panels. Generally in good condition but brick requires cleaning.	$22,500.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Stucco and terrazzo soffits, pre-finished and galvanized metal parapet flashings; no problems evident.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2	1954,58	Windows reported to be very drafty with some ice build up during the winter; replace windows.	Costed in 2.4.4
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Roof drains tied to City storm sewer.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	All	Some water staining from past roof leaks. Clean prior to next re-painting.	Costed in 3.2.2
Other					
2.4	**Exterior Doors and Windows**				
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Hollow metal doors with and without glazing set in pressed steel frames; no problems evident.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Dull chrome finish hardware and closers functioning as required. Kickplates worn but still functional.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Panic hardware functioning properly.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1954	Aluminum sliders; reported to be very drafty; replace.	$120,000.00
			1958	Aluminum windows; reported to be very drafty with ice build up in the winter; replace.	
			1965	Aluminum framed windows; acceptable condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Push bars for hopper vents are loose, weatherstripping is in poor condition. Provide new accessories with new windows.	Costed in 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1958	Ice build-up on windows in 1958 phase.	Costed in 2.4.4
Other					
	Overall Bldg Exterior Condition & Estim Costs				$287,500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Minor cracking in finishes, otherwise good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Cracking in floor finishes; otherwise acceptable condition.	
Other					
3.2	**Materials and Finishes**				
3.2.1	Floor materials and finishes.	3	All	Terrazzo flooring in halls cracked and chipped; replace. Carpet in areas worn and requires replacement. Hardwood flooring in gym requires sanding, repair and re-finishing. Linoleum and vinyl tile worn; replace. Ceramic tile in shower and locker rooms in poor condition, replace. Approximately 90% of floors require upgrading.	$312,000.00
3.2.2	Wall materials and finishes.	3	All	Plaster and gypsum board in acceptable condition; requires repainting.	$110,000.00
3.2.3	Ceiling materials and finishes.	2	1954,58	Spray texture containing asbestos in areas or 12 x 12 tiles glued to floor assembly; introduce T-bar grid ceiling in 70% of floor area.	$118,000.00
			1965	T-bar grid ceiling; replace damaged and cracked ceiling tiles (30%).	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**				
3.2.4	Interior doors and hardware.	3	All	Hollow metal and wood doors set in pressed steel frames, some have glazing; no problems evident. Original hardware has been re-keyed but worn out; replace. Approximately 20 doors require replacement.	$65,000.00
3.2.5	Millwork	2	1954,58	Painted wood cabinets with plastic laminate and linoleum countertops, poor condition; replace. Repair/replace portions of HEC millwork. Library shelving requires adjustable standards. Clear finish bookshelves in Library; good condition.	$95,000.00
			1965	Clear finish cabinets in Science rooms; require small repairs and re-finishing.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Chalkboards in all but 6 classrooms; replace with whiteboards. Additional tackboards required in classrooms.	$34,200.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	All	Bleachers and basketball backboards in gym; replace 6 backboards. Variety of CTS equipment, commercial kitchen equipment. Replace commercial dishwasher.	$8,000.00
3.2.8	Washroom materials and finishes.	3	All	Floors: terrazzo and ceramic tile in poor condition; replace. Walls: painted plaster and ceramic tile; tiles in poor condition; replace tiles. Ceilings: painted plaster and gypsum board, good.	$70,000.00
Other		3	All	Metal toilet partitions; most in poor condition, replace 75%. Approximately 600 metal lockers in poor condition, replace.	$92,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is***				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Non-combustible construction, non-sprinklered. Any major modernization will require addition of sprinklers.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	All	School separated into zones; replace wedges at doors with electromagnetic hold opens.	$5,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Appear to comply.	
3.3.4	Exiting distances and access to exits.	3	All	Modify 3 exit stairs to exit directly outdoors. Guardrails on some stairs are too low; add barriers.	$7,000.00
3.3.5	Barrier-free access.	3	All	Path of travel: install elevator in 1965 phase, install 1 stair lift at main floor. Doors and doorways: power assisted entrances required. Washrooms: construct BFA washroom on each floor.	$121,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	Asbestos reports conducted as required prior to specific renovations. Major upgrading will require removal/encapsulation. No costs identified as yet.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	No concerns.	
Other					
	Overall Bldg Interior Condition & Estim Costs				$1,037,200

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	**Mechanical Site Services**				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	All	Catch basins to parking lot and surface drainage to field. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	A few hose bibbs at building exterior. No irrigation. No problems noted.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	**Fire Suppression Systems**				
4.2.1	Fire hydrants and siamese connections.	N/A			
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		Not required.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	All	Pump type water fire extinguishers provided throughout. Installation is very old and should be upgraded in order to comply with present code and to maintain service to the building.	$8,000.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	3	1954	Fire extinguisher system provided to kitchen range hood. System appears old and should be upgraded in order to provide continued service.	$5,500.00
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**				
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	1958	Municipal water service with 51 mm main line and 51 mm water meter. No problems noted.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3	All	Valves are old and should be replaced with new in order to maintain service to building. No backflow prevention provided. Replace valves.	$5,000.00
4.3.4	Piping and fittings.	3	All	Domestic water piping throughout the building is original, old, and should be replaced with new in order to maintain continued service to the building.	$150,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Recess mounted lavatories, wall hung urinals with flush valves, and floor mounted water closets with flush valves. Fixtures are in good shape, however, washrooms are old and should be regenerated in order to maintain continued service.	$100,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	Three Jetglass 75 gal hot water tanks with B&G recirculating pump. No problems noted.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	All	Municipal service. Given the age of the building, the service is very old and should be replaced with new in order to maintain continued service to the building.	$45,000.00
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**				
4.4.1	Heating capacity and reliability (including backup capacity).	3	All	Two new Weil McLain 4763 MBH input each, recently new, and two American Standard 1450 MBH input each, old and in poor shape. Replace American Standard boilers with new.	$150,000.00
4.4.2	Heating controls (including use of current energy management technology.	4	All	Boilers controlled by building energy management system with no problems noted.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	All	Combustion air for American Standard boilers appears satisfactory. Combustion air for Weil McLain boilers is through door. Replace with new. Chimney for American Standard boilers installed outdoors and is in poor shape - replace.	$20,000.00
4.4.4	Treatment of water used in heating systems.	4	All	Heating water treated with chemicals on a regular basis with no problems noted.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Low water cut-off and pressure relief to boilers. Boiler alarm provided through building energy management system. All appear in good shape with no problems noted.	
4.4.6	Heating air filtration systems and filters.	4	All	Ventilation system has replaceable media type filters in metal racks. No problems noted.	
4.4.7	Heating humidification systems and components.	N/A		None provided and none requested.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems (cont'd)**				
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	All	Recently new convectors in 1954 & 1958 building sections. Heating convectors in 1965 section are old and should be replaced with new in order to maintain building services.	$450,000.00
4.4.9	Heating piping, valve and/or duct insulation.	3	All	Pipe insulation in 1954 & 1958 building sections recently new. Pipe insulation in 1965 building section is old and in poor shape, replace.	$75,000.00
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4	1954 & 1958	The mixing sections on the 1954 & 1958 units recently new and retrofitted.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Good heating throughout building with no problems noted.	
4.4.13	Zone/unit heaters and controls.	3	All	Controls recently new in 1954 & 1958 sections. Controls in 1965 section are original are old and should be upgraded with new. Replace some valves with new in order to provide continued service.	$75,000.00
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**				
4.5.1	Air handling units capacity and condition.	3	All	Classrooms generally ventilated with unit ventilators. The installation in the 1954 & 1958 section is recently new with new Engineered Air Ventilation Units to gym and kitchen and retrofitting of two built-up air handling units. Installation in 1965 section is very old, in poor shape and should be replaced.	$350,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	Design requirements unknown. Likely designed to provide 15 CFM per student. Installation appears satisfactory with no problems noted.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Design requirements unknown. Air flow appears good with no problems noted.	
4.5.4	Exhaust systems capacity and condition.	3	All	Exhaust system capacity unknown. Exhaust system generally appears to service washrooms and storage areas. Installation appears original and should be replaced with new in order to maintain continued service.	$75,000.00
4.5.5	Separation of out flow from air intakes.	4	All	Appears to be good separation with no problems noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1954	Kitchen exhaust hood is original; upgrade to provide continued service.	$3,500.00
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**				
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	N/A			
4.5.8	Air filtration systems and filters.	N/A			
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	**Cooling Systems**				
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	3	1954	Computer room very warm and should be provided with air conditioning.	$25,000.00
Other					
4.7	**Building Control Systems**				
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	All	Andover DDC control system. No problems noted. System will have to be upgraded when building heating and ventilation system is upgraded.	$50,000.00
	Overall Mech Systems Condition & Estim. Costs				$1,587,000

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.1	**Site Services**				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	3	1954	Underground electrical service to a Federal Pioneer main switchboard. Main circuit breaker appears to be 800 ampere, 120/208V/3PH/4W. The switchboard is old, circuit breakers no longer available for the switchboard. Replace with new.	$35,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Exterior building lighting has some incandescent and some high pressure sodium. All fixtures old and should be replaced with new.	$15,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Approximately 45 electrified stalls with no problems noted.	
Other					
5.2	**Life Safety Systems**				
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Main fire alarm control panel recently upgraded to Edwards ES6632, however, remaining fire alarm installation throughout building is very old with old devices and no visual strobe lights. Upgrade fire alarm system.	$125,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	DC style battery pack units with remote heads. System is very old and in poor shape. Upgrade to comply with present code and to provide continued service.	$65,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Incandescent type exit signs, old, and in poor shape. Upgrade to comply with present code and to provide continued service.	$50,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**				
5.3.1	Power service surge protection.	3		Provide surge protection.	$5,000.00
5.3.2	Panels and wireways capacity and condition.	3	All	Panelboards are very old and generally filled to capacity. Upgrade required.	$100,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	2	All	Most devices in building appear original along with original building wiring. Receptacle outlets are likely not grounded to comply with present code requirements. Loose wiring in crawl space. Upgrade required.	$150,000.00
5.3.5	Motor controls.	2	All	Motor controls provided to major motor loads. Most starters are original and well beyond expected life. Replace with new.	$10,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**				
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Lighting in building generally comprises of surface mounted fluorescent light fixtures with T12 lamps. Fixtures are old and lenses are yellowing. Replace with new fluorescent fixtures using T8 lamps and electronic ballasts.	$175,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No health and safety concerns noted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend that fluorescent lighting be upgraded to T8 style lamps with electronic ballasts.	Costs in 5.4.1
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**				
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Standard telephone system with telephone service provided to general office. No problems noted.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Older Dukane 3200 intercom system. Recommend system be upgraded in order to provide continued service.	$60,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category type 5 wiring with no problems noted.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3	All	Cables generally installed surface mounted in all areas. Installation exposed to damage. Recommend system be replaced along with new electrical system.	$50,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	Hubs located throughout school installed in corridors near ceiling. Installation is exposed to the public and should be replaced along with new electrical system.	$35,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2	All	Computer installation has overloaded circuits and should be upgraded.	$6,500.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	**Miscellaneous Systems**				
5.6.1	Site and building surveillance system (if applicable).	4	All	Surveillance system provided to corridors and building exterior. No problems noted.	
5.6.2	Intrusion alarms (if applicable).	4	All	General type of security system using motion detectors, magnetic door contact switches, and alarm keypad. System monitored through central monitoring station with no problems noted.	
5.6.3	Master clock system (if applicable).	4	All	Master clock system and class change provided from building energy management system.	
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	3	All	Provide BFA elevator to provide service to second and third floors.	Costed in 3.3.5
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				$881,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		No Portables	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			N/A

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	21	72.2	1516.2	23	80	1840	-323.2	Based on Junior High Capacity 925
7.2	Science Rooms/Labs	7	107.9	755.5	5	120	600	155.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	6	188.7	712	2 4	130 90	620	92	
7.4	Gymnasium (incl. gym storage)			1095.4	1 1	1060 100	1160	-64.6	
7.5	Library/Resource Areas			351	1	462	462	-111	
7.6	Administration/Staff, Physical Education, Storage Areas			496	1 1 1	562 200 172	934	-438	
7.7	CTS Areas								
	7.7.1 Business Education	3	106.9	320.8	3	115	345	-24.2	
	7.7.2 Home Economics	1	218	218	1 1	160 100	260	-42	
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs	3	113.2	339.6	1 1	280 375	655	-315.4	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			3387.5	1 1 1 1	1224 588 222 111	2145	1242.5	
	Overall Space Adequacy Assessment			9192			9021	171	